



City of Santa Barbara
Airport Department

DATE: August 19, 2009
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Specified Lighting & Design, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Specified Lighting & Design, Inc., a California Corporation, for 732 square feet of office space, at 629-E Norman Firestone Road, at the Santa Barbara Airport, effective August 1, 2009, for a monthly rental of \$1,046, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Specified Lighting & Design, Inc. is a Santa Barbara lighting design business that has been an Airport tenant in good standing since 1999. The Premises is used as offices and storage of catalogs and trade publications. The use conforms to existing zoning.

Due to the current economic climate, Specified wishes to reduce its overhead by reducing its space to 732 square feet. Since this is a multiple tenant building, the two 12'x12' offices being vacated will be able to be re-leased either together or separately to new tenants.

The proposed monthly rental is based on a rate of \$1.43 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition.

In addition, Specified will pay monthly utilities charges of \$33 for water, \$17 for sewer service, and a proportionate share of electrical, gas and janitorial service.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map